

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF CALIFORNIA

## Textron Financial Corp.,

Plaintiff,

V.

Michael S. Gallegos,

## Defendant.

Case No.: 3:15-cv-1678-LAB-AGS

**AMENDED REPORT AND  
RECOMMENDATION TO GRANT  
PLAINTIFF'S APPLICATION TO  
AMEND THE SECOND AMENDED  
ASSIGNMENT ORDER**

Due to a typo in the original order, the Clerk is directed to strike this Court's July 31, 2018 Report. (*See* ECF No. 313.) The Court, instead, issues the following amended report and recommendation.

In compliance with this Court's Second Amended Assignment Order, defendant notified plaintiff of two new entities to be added to the list of entities subject to that Order. (*See* ECF No. 236 & 249.) Plaintiff moved to include the entities Burlington LLC and Holbrook LLC, and defendant did not oppose. Accordingly, the Court recommends plaintiff's motion to amend (ECF No. 307) be granted and the two entities be subject to the Second Amended Assignment Order. An updated Appendix is attached to this Report.

## **IT IS SO ORDERED.**

Dated: August 15, 2018

  
CLINTON E. AVERITTE  
UNITED STATES MAGISTRATE JUDGE

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3           **UPDATED APPENDIX (08/15/2018)**  
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5       1. AP/APMC-GP II, LLC  
6       2. Buy Prime Tickets LLC  
7       3. AP/APMC Management II, L.P.  
8       4. APMC Carlisle Hotel Investors, LLC  
9       5. Advent Hotel Management Corporation  
10      6. Advent Security, LLC  
11      7. 220 Market Avenue Tenancy  
12      8. Alameda Hotel Investment, LLC  
13      9. Albuquerque Apartment Investment (Cancelled)  
14     10. Albuquerque Office Investment (Suspended)  
15     11. Albuquerque Phoenix Express, Inc. [Expired]  
16     12. American Property Consultants & Appraisers, Inc. (Suspended)  
17     13. American Property Global Partners, Inc.  
18     14. American Property Hotel, LLC  
19     15. American Property Management Corp.  
20     16. American Property Realty Corporation  
21     17. American Property Tax Company, Inc.  
22     18. American Property Utility Consultants, Inc.  
23     19. American Property Valuation Consultants, Inc.  
24     20. AP/APH Branson, L.P.  
25     21. AP/APH Cincinnati, L.P.  
26     22. AP/APH Dallas, L.P.  
27     23. AP/APH Palm Springs, L.P.  
28     24. AP/APH San Antonio, L.P.

- 1 25. AP/APH Stoneleigh, L.P.
- 2 26. AP/APH Tallahassee, L.P.
- 3 27. AP/APH Ventures, LLC
- 4 28. AP/APMC Management, L.P.
- 5 29. AP/APMC Partners, LLC
- 6 30. AP/APMC Savannah, L.P.
- 7 31. AP/APMC Stockton, L.P.
- 8 32. APMC Concessions, Inc.
- 9 33. Bay Area Hotel Investment, LLC
- 10 34. Festival Marketplace, LLC
- 11 35. Canton Investment, LLC
- 12 36. Charleston Hotel Management Corporation
- 13 37. Charleston Investment, LLC
- 14 38. Computer Web Services, Inc.
- 15 39. Coronado Investment, LLC
- 16 40. Day-Florida, Inc.
- 17 41. Executive West Tenancy
- 18 42. Folly Beach Invstment, LLC
- 19 43. Garden Hotel Investment, LLC
- 20 44. J&E Florida, Inc.
- 21 45. JDJ Joint Venture
- 22 46. Jemez Investment, LLC
- 23 47. JML Office Investment, LLC
- 24 48. La Cuesta Limited Partnership
- 25 49. La Villita Condominium Tenancy Documents
- 26 50. La Villita Investment, LLC
- 27 51. Las Cruces Hotel Limited Partnership
- 28 52. Las Cruces Hotel Management

- 1       53. Market Avenue, LLC
- 2       54. Melbourne Beach Hotel Limited Company
- 3       55. Melbourne Beach Hotel Management Corporation, Inc.
- 4       56. Melbourne Beach Investment Limited Company
- 5       57. Mountain Road Hotel Investment, LLC
- 6       58. Mountain Road Hotel Investment, LLC
- 7       59. New Mexico Marketplace Tenancy
- 8       60. New Mexico Multi-Cultural Foundation, Inc.
- 9       61. Northside Hotel Investment, LLC
- 10      62. Old Town Hotel Investment, LLC
- 11      63. Pan American Hotel Investment, LLC
- 12      64. Pan American Hotel Tenancy
- 13      65. Passaic Investment, LLC
- 14      66. Pecos Hotel Investment, LLC
- 15      67. Picacho Hotel Investment, LLC
- 16      68. Rio Grande Hotel Investment, LLC
- 17      69. Rocky Mountain Hotel Group, LLC
- 18      70. Sandia Investment, LLC
- 19      71. San Diego Hotel Tenancy
- 20      72. Sandoval Investment, LLC
- 21      73. Sangre de Cristo Hotel Investment, LLC
- 22      74. Santa Fe Hotel Investment, LLC
- 23      75. Santa Fe Picacho Hotel Management Corporation
- 24      76. Santa Fe Picacho Hotel Tenancy
- 25      77. Sixty-five Willowbrook Investment, LLC
- 26      78. Sixty-five Willowbrook Tenancy
- 27      79. Skyline, LLC
- 28      80. Skyline Joint Venture

- 1       81. South Carolina Investment, LLC
- 2       82. The Pointe, LLC
- 3       83. UBB Investment, LLC
- 4       84. Union City Hotel Management Corporation
- 5       85. Union City Hotel, LLC
- 6       86. Union City Investment, LLC
- 7       87. Visalia Hotel Tenancy
- 8       88. Visalia Hotel, LLC Entity
- 9       89. AP/APMC-GP, Inc.
- 10      90. Westside Office Investment Corporation
- 11      91. Wayne Investment, LLC
- 12      92. Oakland Hotel Ventures, LLC
- 13      93. American Property Hotel II, LLC
- 14      94. New Mexico Sequoia Investments, LLC
- 15      95. AP/APH Ventures II, LLC
- 16      96. Express Investment, Inc.
- 17      97. Patina Investments, Inc.
- 18      98. Market PlaceSalsa LLC
- 19      99. Coors/IllifJoint Venture
- 20      100. Faisel Joint Ventures
- 21      101. Magellen Investments, Inc.
- 22      102. Coach Hill Investments, Inc.
- 23      103. Fairborn Wright Office Investment LLC
- 24      104. Fairborn Investment, LLC
- 25      105. Dayton Investment, LLC
- 26      106. Tulare Investment, LLC
- 27      107. AP/APMC Partners II, LLC
- 28      108. Rosecrans Hotel Investment, LLC

1       109. American Property-Appraisal Management Company, Inc  
2       110. RW Smith, LLC  
3       111. AP/APMC-GP III, LLC  
4       112. APMC Hotel Investors-LP, LLC (Cancelled)  
5       113. APMC Hotel Investors-GP, LLC (Cancelled)  
6       114. Santa Fe Salsa Company, LLC  
7       115. Market Avenue Hotel, LLC  
8       116. 1905/1909 Investment, LLC  
9       117. Bell Tower Investment, LLC  
10      118. Bellamah Investment, LLC  
11      119. Harbour Lights Hotel Ventures, LLC (Cancelled)  
12      120. Gaslamp Hotel Investment, LLC (Cancelled)  
13      121. Canton Hotel Tenancy  
14      122. Waikiki Hotel Investment, LLC  
15      123. Continental Surf, LLC  
16      124. Amberly Hotel Investment, LLC  
17      125. NM Albuquerque Suites, LLC (Cancelled)  
18      126. Eubank Investments, Inc.  
19      127. Evergreen Investments, Inc.  
20      128. St. Francis Hotel Investment, LLC, f/k/a Highway 85 Office Investment, LLC  
21      129. Charlotte Office Investment, LLC  
22      130. Columbia Office Investment, LLC  
23      131. Parklane Office Investment, LLC  
24      132. Rio Rico Resort Investment, LLC  
25      133. Greenleaf Hotel, Inc.  
26      134. Sassafras Hotel Investment, LLC  
27      135. Sawmill Investment, LLC  
28      136. San Joaquin Investment, LLC

1       137. Accentricks, Inc.  
2       138. Lackland Hotel Investment, LLC  
3       139. Renwick Investment, LLC  
4       140. San Antonio Hotel Investments-LP, LLC  
5       141. San Antonio Hotel Investments-GP, LLC  
6       142. Galisteo Hotel Investment, LLC, f/k/a Cheever Hotel Investment, LLC  
7       143. Lamy Hotel Investment, LLC, f/k/a Bexar Hotel Investment, LLC  
8       144. San Antonio Hotel Ventures L.P.  
9       145. Hotel Circle South Investment, LLC  
10      146. CRS Hotel Investment I, LLC  
11      147. San Diego Hotel Investment, LLC  
12      148. Harbour Lights Hotel Operating Ventures, LLC  
13      149. Magdalena Investment LLC  
14      150. OntarioTowne, LLC, f/k/a Equity Realty Investors of Ontario, LLC  
15      151. Inland Empire Inn-Vestments, LLC (Cancelled)  
16      152. Coronado Hotel Management Corporation  
17      153. Carlisle Hotel Ventures, LLC  
18      154. Inland Haven Investments, LLC  
19      155. American Property Investments, LLC  
20      156. Mission Valley Hotel Venture, LLC  
21      157. Sixth Avenue Parking Associates, LLC  
22      158. Charlotte Office Tenancy  
23      159. Columbia Office Tenancy  
24      160. University Office Investment, LLC  
25      161. Richland Office Investment, LLC  
26      162. Mecklenburg Office Investment, LLC  
27      163. Houston Street Hotel Partners, L.P.  
28      164. Sundance Hospitality Corp.

- 1 165. NM Hotel Concessions, LLC
- 2 166. High Desert Hotel Investment, LLC
- 3 167. Concierge Entertainment Services, LLC
- 4 168. APMC Hotel Management, LLC
- 5 169. U.S. Grant Hotel Ventures, LLC
- 6 170. Pacific Hotel Concessions, LLC
- 7 171. Standard American-Albuquerque, LLC
- 8 172. Grover Beach Inn-Vestment, LLC
- 9 173. American Property Investors-Alexis Park, LLC
- 10 174. American Property Investors-Midtown, LLC
- 11 175. APMC San Diego Hotel Management, LLC
- 12 176. American Property Investors-U.S. Grant, LLC
- 13 177. CODA Investors-U.S. Grant, LLC
- 14 178. Sycuan Investors-U.S. Grant, LLC
- 15 179. Standard Hotel ABQ 2, LLC
- 16 180. Standard American - Amberley, LLC
- 17 181. American Property Investors-Knoxville, LLC
- 18 182. Armada Hotel Investment, LLC
- 19 183. Capitol Hotel Ventures, LLC
- 20 184. Sacramento Hotel Investment, LLC
- 21 185. Alexis Park Hotel Venture, LLC (Cancelled)
- 22 186. Alexis Park Hotel, LLC (Cancelled)
- 23 187. Front Range Hotel Concessions, LLC
- 24 188. Standard Hotel - COS 1, LLC
- 25 189. American Property Investors - Colorado Springs, LLC (Cancelled)
- 26 190. Hotel Plaza Real, LLC
- 27 191. Toledo Hotel Ventures, LLC
- 28 192. Cumberland Hotel Management, LLC

1       193. Nashville Hotel Ventures, LLC  
2       194. American Property Investors - Nashville, LLC  
3       195. Mid-Continent Hotel Management, LLC  
4       196. Nashville Hotel Investment, LLC  
5       197. Spinnaker Investors, LLC (Cancelled)  
6       198. SHV - I, LLC (Cancelled)  
7       199. SHV - II, LLC (Cancelled)  
8       200. Sycuan Investors - Spinnaker, LLC (Cancelled)  
9       201. Spinnaker Hotel Ventures, LLC (Cancelled)  
10      202. Diamond Hotel Management, LLC  
11      203. Tampa Hotel Ventures, LLC  
12      204. American Property Investors - Tampa, LLC  
13      205. Rancho Mirage Hotel Ventures, LLC (Cancelled)  
14      206. American Property Investors - Rancho Mirage, LLC (Cancelled)  
15      207. SNT - Rancho Mirage, LLC (Cancelled)  
16      208. Triangle Investment - Rancho Mirage, LLC  
17      209. Portfolio Hotels & Resorts, LLC  
18      210. API - Rancho Mirage, LLC  
19      211. Three Wall - Rancho Mirage, LLC  
20      212. Three Wall - Tampa, LLC  
21      213. American Property Investors, LLC  
22      214. Tampa Oaks Hotel, L.L.C.  
23      215. Standard American - Colorado Springs, LLC (Cancelled)  
24      216. Austin Hotel Ventures, L.P. (Cancelled)  
25      217. Austin Hotel Investment - GP, LLC (Cancelled)  
26      218. Austin Hotel Investment - LP, LLC (Cancelled)  
27      219. Arroyo Grande Inn-vestment, LLC  
28      220. Stadium Hotel Investment, LLC

1 221. Reid Park Hotel Ventures, LLC  
2 222. American Property Investors - Reid Park, LLC  
3 223. API - Reid Park, LLC  
4 224. Heritage Hotels & Resorts  
5 225. Garden Inn Hotel Ventures, LLC  
6 226. Reid Park Investors, LLC  
7 227. Tucson Hotel Investors, LLC  
8 228. Tampa Hotel Investors, LLC  
9 229. Nashville Hotel Investors, LLC  
10 230. Rancho Mirage Hotel Investors, LLC (Cancelled)  
11 231. RLML Investment, LLC  
12 232. DSS Hotel Investment, LLC  
13 233. Front Street Hotel Investment, LLC  
14 234. JDJ Hotel Investment, LLC  
15 235. P&R Hotel Investment, LLC  
16 236. W.O.T.B. - Nashville, LLC  
17 237. Lynwood755 - Nashville, LLC  
18 238. MFT - Nashville, LLC  
19 239. JEV - Nashville, LLC  
20 240. API - Nashville, LLC  
21 241. SNT - Reid Park, LLC  
22 242. DNT - Reid Park, LLC  
23 243. YNT - Reid Park, LLC  
24 244. Three Wall - Reid Park, LLC  
25 245. Carter Beverage Corporation  
26 246. American Property Investors - Westminster, LLC (Cancelled)  
27 247. Villa Roma Ventures, LLC (Cancelled)  
28 248. North Fort Worth Hotel Ventures, L.P.

1       249. South Fort Worth Hotel Ventures, L.P.  
2       250. Meacham Hotel Investment - GP, LLC  
3       251. Meacham Hotel Investment - LP, LLC  
4       252. Alta Mesa Investment - GP, LLC  
5       253. Alta Mesa Investment - LP, LLC  
6       254. Gunter Hotel Ventures, L.P.  
7       255. Gunter Hotel Investment, LLC  
8       256. Travis Park Investment, LLC  
9       257. American Property Investors - Gunter, LLC  
10      258. Three Wall - Gunter, LLC  
11      259. American Property Investors - Mission Bay, LLC  
12      260. Mission Bay Hotel Investors, LLC  
13      261. MB Hotel Ventures, LLC  
14      262. Glenmont APMC Mission Bay, LLC  
15      263. Glenmont REP II Mission Bay, LLC  
16      264. Glenmont CIP II Mission Bay, LLC  
17      265. ABQ Hotel Ventures, LLC  
18      266. American Property Investors - ABQ, LLC  
19      267. Rock Around the World Investment, LLC  
20      268. Rock Around the World Management, LLC  
21      269. Rock Around the World Development, LLC  
22      270. La Jolla Shores Hotel Ventures, LLC  
23      271. LJS Investment, LLC Entity Organization  
24      272. Prava Hotel Investment, LLC (Cancelled)  
25      273. Shores Hotel Investors, LLC  
26      274. Sierra Investors - La Jolla, LLC  
27      275. American Property Investors - La Jolla, LLC  
28      276. Three Wall - ABQ, LLC

- 1 277. ABQ Hotel Investment, LLC
- 2 278. LJS Hotel Concessions, LLC (Cancelled)
- 3 279. Ontario Empire Hotel, LLC (Cancelled)
- 4 280. SL City Hotel Ventures, LLC
- 5 281. American Property Investors - SLC, LLC
- 6 282. Glenmont APMC SLC, LLC
- 7 283. Torrey Pines Hotel Investors, LLC
- 8 284. Downtown Hotel Investors, LLC
- 9 285. Salt Lake Hotel Investors, LLC
- 10 286. Harbor View Hotel Ventures, LLC
- 11 287. American Property Hospitality Management, LLC
- 12 288. APHM Hotel Management, LLC
- 13 289. APHM Carlisle, LLC
- 14 290. AP Hotels & Resorts, LLC
- 15 291. Glenmont CIP II SLC, LLC
- 16 292. Glenmont REP II SLC, LLC
- 17 293. APHM Investments, LLC
- 18 294. Cove Equity Group, LLC
- 19 295. APHM Dallas Galleria, LLC
- 20 296. APHM TX Concessions, Inc.
- 21 297. APHM NM Concessions, LLC
- 22 298. APHM Galleria - GP, LLC
- 23 299. APHM - DG, L.P.
- 24 300. APHM CA Concessions, LLC
- 25 301. APHM Zoso, LLC
- 26 302. APHM - ND, L.P.
- 27 303. APHM North Dallas - GP, LLC
- 28 304. APHM North Dallas - LP, LLC

1 305. APHM Palm Springs, LLC  
2 306. Dallas North Beverage Club (Cancelled)  
3 307. APHM Cancun, LLC  
4 308. APHM SC Concessions, LLC  
5 309. APHM North Charleston, LLC  
6 310. APHM North Phoenix, LLC (Cancelled)  
7 311. Arroyo Hotel, LLC  
8 312. Grover Hotel, LLC  
9 313. APHM Cancun Hotel Management, LLC  
10 314. APHM AZ Concessions, LLC  
11 315. APHM Kona Beach, LLC (Cancelled)  
12 316. LAX Hotel Ventures, LLC  
13 317. APHM Westward Look, LLC  
14 318. APHM Sunport, LLC  
15 319. OKC Hotel Ventures, LLC  
16 320. Capital Brickell Hotel, LLC (Cancelled)  
17 321. Columbia Hotel Ventures, LLC  
18 322. Charlotte Hotel Ventures, LLC  
19 323. Studio City Hotel Ventures, LLC  
20 324. Gunter PS, LLC (Cancelled)  
21 325. Westwind Charlotte, LLC  
22 326. Westwind Columbia, LLC  
23 327. Historico Hotel Investment, LLC (Cancelled)  
24 328. APHM Studio City, LLC  
25 329. APHM St. Louis, LLC  
26 330. APHM Mexico City, LLC (Cancelled)  
27 331. APHM FL Hotel Management, LLC (NIMES) Three Wall - Mexico City, LLC  
28 (Cancelled)

- 1       332. Westwind Mexico City, LLC (Cancelled)
- 2       333. Whitney Feeder, LLC
- 3       334. Threewall Management, LLC (Cancelled)
- 4       335. Gateway HI, L.L.C.
- 5       336. La Mer Hotel S De R L De C V
- 6       337. St. Louis Hotel Ventures, LLC
- 7       338. Mayflower Hotel Ventures, LLC
- 8       339. APHM Mayflower, LLC
- 9       340. Mayflower Spa Ventures, LLC
- 10      341. Mayflower Land Ventures, LLC
- 11      342. Mexico City Hotel Ventures, LLC (Cancelled)
- 12      343. American Property Investors - OKC, LLC
- 13      344. DNT - OKC, LLC
- 14      345. YNT - OKC, LLC
- 15      346. Three Wall - OKC, LLC
- 16      347. API - OKC, LLC
- 17      348. APHM Marquis, LLC (Cancelled)
- 18      349. Ft Worth Hotel Ventures, LLC (Cancelled)
- 19      350. Westwind Ft Worth, LLC (Cancelled)
- 20      351. St Charles Hotel Ventures, LLC (Cancelled)
- 21      352. Westwind St Charles, LLC (Cancelled)
- 22      353. Pima Hotel Ventures, LLC
- 23      354. APHM Indianapolis, LLC (Cancelled)
- 24      355. Noel Road Social Club of Dallas, Inc.
- 25      356. IN Hotel Ventures, LLC (Cancelled)
- 26      357. Holualoa Hotel La Jolla, LLC
- 27      358. Valencia Villas, LLC (Cancelled)
- 28      359. Tripoli Olive Oil, LLC

1       360. American Property Management Intl, LLC  
2       361. Charlotte Funds, LLC  
3       362. Columbia Funds, LLC  
4       363. Avenger Hotel Management, LLC  
5       364. Health Foods, LLC  
6       365. International Hotel Management, LLC  
7       366. Jetstream Hotels & Resorts, LLC  
8       367. Jetstream Hotel Management, LLC  
9       368. Pacific Pearl Hotel Management, LLC  
10      369. Pacific Pearl Hotel Management - Fort Myers, LLC (Cancelled)  
11      370. ABQ Hotel & Waterpark Investment, LLC  
12      371. Wisconsin Dells Investment, LLC  
13      372. Pacific Pearl Hotels, LLC  
14      373. Pacific Pearl Hotel Management - San Diego, LLC  
15      374. Pacific Pearl Hotel Management - La Jolla, LLC  
16      375. San Diego Harbor View Investment, LLC  
17      376. Little Italy Hotel Investment, LLC  
18      377. Downtown San Diego Hotel Investment, LLC  
19      378. Harbor View Hotel Manager, LLC  
20      379. Pacific Pearl Hotel Management - Wisconsin, LLC  
21      380. Pacific Pearl Hotel Management - ABQ, LLC  
22      381. Pacific Pearl Hotel Management - Las Vegas, LLC  
23      382. Pacific Pearl Hotel Management - SLC, LLC  
24      383. Pacific Pearl Hotel Management - Boerne, LLC  
25      384. Pacific Pearl Hotel Management - NW,  
26      385. Yakima Hotel Investment, LLC  
27      386. Yakety Yak Investment, LLC  
28      387. Pacific Pearl Hotel Management - Canton, LLC

1       388. Canton Hotel Investment, LLC  
2       389. PPH Sushi, LLC, f/k/a PPH Yakima Investment, LLC  
3       390. Pacific Pearl Hotel Management - Niagara, LLC  
4       391. FSSA3711, LLC  
5       392. Pacific Pearl Hotel Management - Ontario, LLC  
6       393. Atlanta Norcross Hotel Investment, LLC  
7       394. Peachtree Corners Hotel Investment, LLC  
8       395. Pacific Pearl Hotel Mgmt - GA, LLC  
9       396. Manzano Hotel Investment, LLC  
10      **397. Burlington LLC**  
11      **398. Holbrook LLC**

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